



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date January 13, 2022

OFFICIAL NOTIFICATION OF DECISION

**PR-2021-006322 SI-2021-02070-
Certificate of Appropriateness**

Owen Kramme, agent for Marie Coleman, requests approval of a Certificate of Appropriateness for alterations and additions at 522 Romero Street NW, described as Lots 131 & 232A, Block 42, Old Town HPO-5 (J-13).

On January 12, 2022 the Landmarks Commission voted to **Approve Project # PR-2021-006322, SI-2021-02070**, based on the following Findings and Conditions of Approval.

Findings for Approval:

1. The application is a request for a Certificate of Appropriateness for alterations and additions to a contributing building, located at 522 Romero Street NW, described as Map 38, Tracts 232A & 231, Block 42, a property in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.
2. The subject property is approximately 0.162 Acres.
3. The New Mexico Vernacular buildings were built c. 1905 – 1915. The rear building is a 1 ½ story, adobe structure with a single ridge, pitched, galvanized metal roof. The building has 6/6 double-hung windows with flat wood frames.
4. Alterations and additions to a contributing building are being proposed. The applicant is proposing a 350 square foot addition that will house two new restrooms and an empty shell for a future tenant. Wood frame construction will be utilized and the exterior finishes and design will match the existing, adjacent building. A new stucco finish and paint trim colors will be applied to the structure. New windows and doors will match the aesthetic of the existing building and the roof will be a pitched, metal roof.

5. Alterations are being proposed for Building #3, whose future use is intended to be an ice cream shop will have all the window trims, doors, and awning painted and will receive a new stucco finish.
6. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
7. The IDO Section 14-16-6-6(D) states that a Certificate of Appropriateness shall be approved if, *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

Subject to Conditions, the proposal will not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

8. The IDO Section 14-16-6-6-(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure”*.

The buildings are 1 – 1 ½ story, structures and their original spatial qualities will be preserved.

9. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

Conditions of Approval:

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Addition to existing building shall be made through color differential between old and new portions of the building.
3. Relocate electrical service if possible to a less visible location.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON JANUARY 12, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON JANUARY 27, 2022.

Sincerely,

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission